



Commercial Real Estate
Brokers/Advisors
Property Managers
Consultants

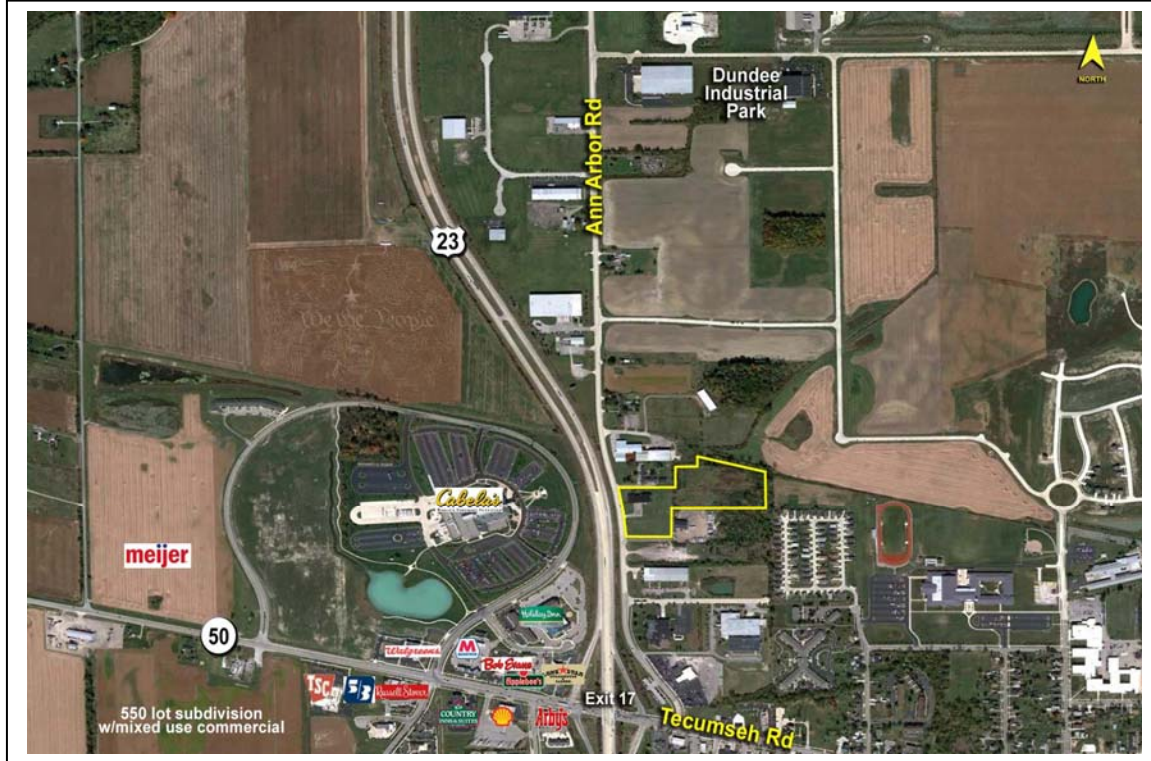


SIGNATURE ASSOCIATES
THE TEAM No Signature. No Results.
INDEPENDENTLY OWNED AND OPERATED

Four SeaGate
Suite 608
Toledo, Ohio 43604

VACANT LAND FOR SALE
4724 ANN ARBOR ROAD
DUNDEE, MI 48131

SALE PRICE: \$450,000



Property Description:

Acreage: 11.43
Dimensions: 454' x 1,100' (Irregular)
Closest Cross Street: M-50/Tecumseh St.
County: Monroe
Zoning: B-2 Commercial
Easements: Yes
Curb Cuts: 1
Topography: Flat
Survey Available: Yes
Soil Test: Phase I Available
Drainage: Good
Improvements: 13,500 sf industrial building
Restrictions: Of record

Adjacent Land:

North: Industrial
South: Industrial
East: Industrial and residential
West: US 23/Cabela's

Utilities:

Electric: Consumers Energy
Gas: Michigan Gas Utilities
Water: Village of Dundee
Sanitary Sewer: Village of Dundee
Storm Sewer: Yes

Sign on Property: Yes

www.signatureassociates.com

For more information contact 419-249-7070
Jason Sheppard 419-249-6316 jsheppard@signatureassociates.com
Keenan Fields 419-249-6311 kfields@signatureassociates.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



Commercial Real Estate
Brokers/Advisors
Property Managers
Consultants



SIGNATURE ASSOCIATES
THE TEAM No Signature. No Results.
INDEPENDENTLY OWNED AND OPERATED

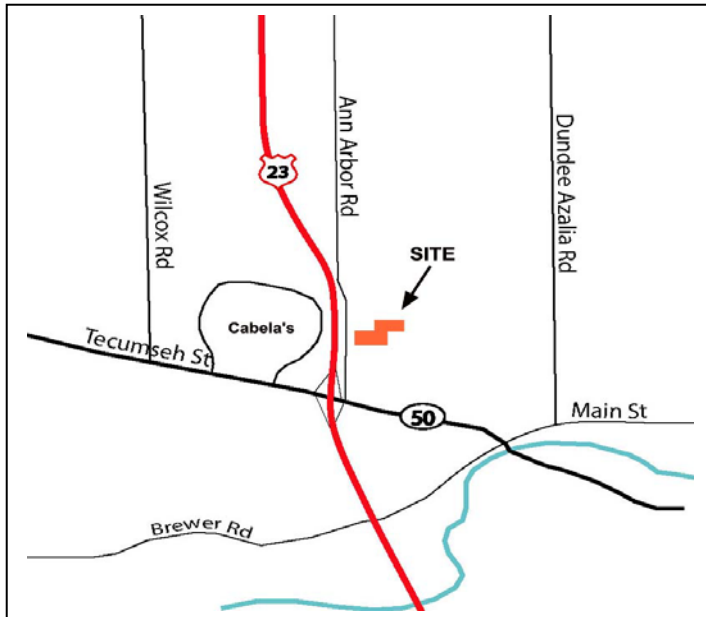
Four SeaGate
Suite 608
Toledo, Ohio 43604

VACANT LAND FOR SALE

**4724 ANN ARBOR ROAD
DUNDEE, MI 48131**

Remarks:

- Excellent highway exposure. 454' frontage along US-23. 1/4 mile to expressway and traffic light, exit 17.
- North and southbound traffic counts on US-23 are 31,800 vehicles (2004).
- Just south of the first of two Global Engine Manufacturing Alliance (GEMA) plants that are expected to create 530 new jobs.
- Directly across from Cabela's retail development – a Michigan tourism attraction with over 6 million visitors per year.



Real Estate Taxes:

Parcel: 42-013-010-00

Township Taxes

Winter 2012	\$ 6,972.17
Summer 2013	2,133.20

Village of Dundee

Annual Taxes	<u>1,919.51</u>
--------------	-----------------

Total Annual Taxes	\$11,024.88
---------------------------	--------------------

www.signatureassociates.com

For more information, contact 419-249-7070

Jason Sheppard 419-249-6316

jsheppard@signatureassociates.com

Keenan Fields 419-249-6311

kfields@signatureassociates.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



Commercial Real Estate
Brokers/Advisors
Property Managers
Consultants

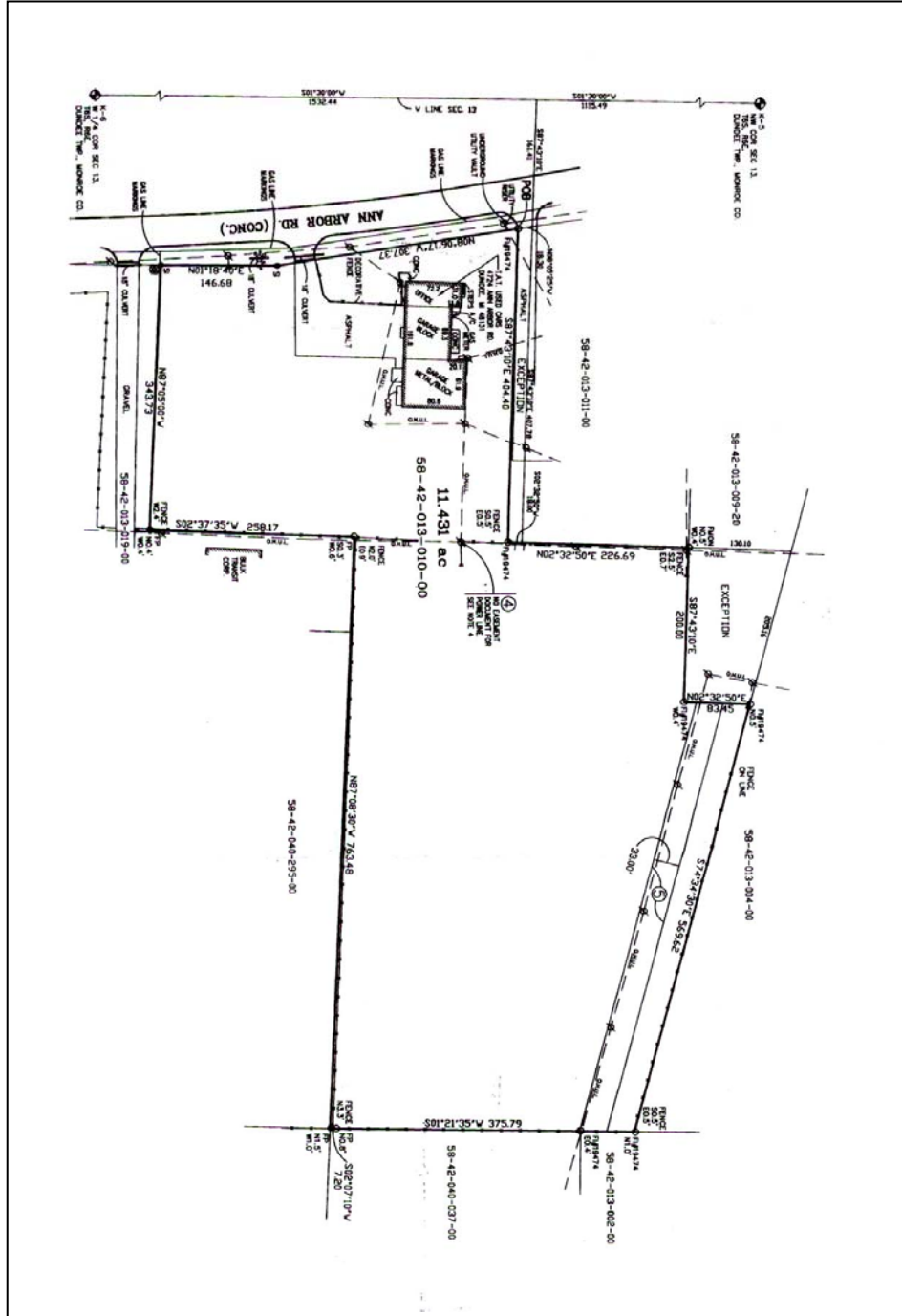


SIGNATURE ASSOCIATES
THE TEAM No Signature. No Results.
INDEPENDENTLY OWNED AND OPERATED

Four SeaGate
Suite 608
Toledo, Ohio 43604

VACANT LAND FOR SALE

**4724 ANN ARBOR ROAD
DUNDEE, MI 48131**



For more information, contact 419-249-7070

www.signatureassociates.com

Jason Sheppard 419-249-6316 jsheppard@signatureassociates.com

Keenan Fields 419-249-6311 kfields@signatureassociates.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



Commercial Real Estate
Brokers/Advisors
Property Managers
Consultants



SIGNATURE ASSOCIATES
THE TEAM No Signature. No Results.
INDEPENDENTLY OWNED AND OPERATED

Four SeaGate
Suite 608
Toledo, Ohio 43604

VACANT LAND FOR SALE

**4724 ANN ARBOR ROAD
DUNDEE, MI 48131**



www.signatureassociates.com

For more information, contact 419-249-7070

Jason Sheppard 419-249-6316 jsheppard@signatureassociates.com

Keenan Fields 419-249-6311 kfields@signatureassociates.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.